To:	Scott Thomason, Growth Management Director, City of Lake City, FL
From:	Erik A. Bredfeldt, Inspire, Director of Economic Development
CC:	Julia Clark, Inspire, Planner
	Alex Kozela, Inspire, Planner
Date:	September 25, 2025
Reference:	Lake City Community Redevelopment Plan Update – Technical Memo #1 (Existing Conditions and Gap Analysis)

Introduction

The Lake City Community Redevelopment Area (CRA) encompasses the city's historic core, key commercial corridors, and surrounding neighborhoods identified as priorities for reinvestment. Spanning 655 acres that surround Lake De Soto, the CRA was established in 1981 to address growing redevelopment needs in the downtown Central Business District. Its first Master Plan was formulated in 1989 and was most recently updated in 2011; the most recent Plan envisioned the area as a "quaint but vibrant center that provides a 'college campus' environment," offering residents strong local education opportunities while balancing urban amenities, employment, and small-town charm.

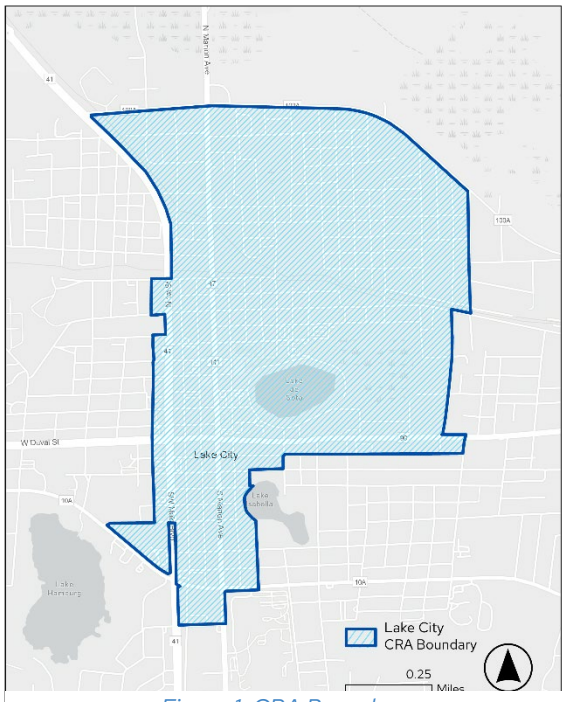


Figure 1: CRA Boundary

Strategically located at the intersection of Interstates 10 and 75, Lake City – known as the "Gateway to Florida" - serves as the county seat of Columbia County and a regional transportation hub, with a historical legacy as a railroad town and proximity to key assets including the Osceola National Forest, Lake City Gateway Airport, and Florida Gateway College. With a population of approximately 12,850 and a median household income of $60,919, the city continues to position the CRA as a focal point for economic development and community engagement.

This memo presents an inventory of existing conditions in the downtown, including demographics, economic base, land use patterns, housing characteristics, market conditions, and recent redevelopment projects identified in the 2011 Plan.

Demographics

The CRA is home to an estimated 1,435 residents in 2025 across 544 households, with an average household size of 2.5. By comparison, the City's household size is 2.33. The CRA population dropped 5.1% between 2010 and 2020 before rebounding 5.8% by 2025, outpacing the City's 1.9% growth in the last five years. Projections suggest the CRA will continue to grow slightly faster than the City through 2030.

The CRA's population is older on average (median age 41.6) than the City's (40.4) and has a higher share of residents who have never married (51.3% vs. 34.9% citywide). The CRA has a higher concentration of Black residents, who make up 62% of the population, compared to 30.6% citywide, while White residents account for 29.8% versus 56% citywide. Residents of Hispanic origin comprise 3.9% of the CRA population. The diversity index within the CRA is 56, which is lower than Lake City's 65.1 but higher than Columbia County's 52.8. Educational attainment, meanwhile, is significantly lower in the CRA, with only 11.4% of residents holding a bachelor's degree or higher, compared to 25.9% citywide.

CRA Population by Race/Ethnicity, 2025	
White alone	29.8%
Black alone	62.0%
American Indian Alone	0.3%
Asian alone	0.9%
Pacific Islander alone	0.0%
Some Other Race alone	1.6%
Two or More Races	5.4%
Hispanic Origin	3.9%
Diversity Index	56
Source: Esri forecasts for 2025 and 2030. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography.	

CRA Educational Attainment, 2025	
Less than High School	8.4%
High School Diploma/GED	48.9%
Some College, No Degree	25.9%
Associate Degree	5.5%
Bachelor's Degree	8.4%
Graduate/Professional Degree	3.0%
Source: Esri forecasts for 2025 and 2030. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography.	

The CRA skews slightly older in middle-age populations (45-64) but has fewer young children and fewer elderly residents compared to Lake City as a whole. This suggests that the CRA may have a concentration of working-age adults and near-retirement households, indicating a stronger demand for walkable

amenities and health and wellness services rather than child-focused infrastructure or full-scale senior care.

CRA Population by Age, 2025	
0-4	5.3%
5 to 9	5.9%
10 to 14	5.0%
15 to 24	12.6%
25 to 34	12.6%
35 to 44	13.2%
45 to 54	12.9%
55 to 64	13.5%
65 to 74	11.7%
75 to 84	5.5%
85 +	1.8%
Data.Source¿ESRI.868❶	

Compared to the City as a whole, the CRA has a higher proportion of low- and middle-income households and fewer high-income households. Approximately 40% of households earn less than $35,000, while just 11% earn $100,000 or more. The $50,000 - $74,000 income bracket is particularly concentrated in the CRA (34.2% compared to 23.2% citywide), indicating a strong middle-income base. With a median household income of $51,186, the CRA population is concentrated in low- and middle-income ranges, highlighting the importance of access to affordable housing, public transportation, and local employment and technical training opportunities for CRA residents.

The CRA's median household income grew to $51,186 in 2025 (projected to be $56,865 in 2030), but it still lags behind Lake City ($60,919) and Columbia County ($63,305).

CRA Households by Income, 2025	
<$15,000	17.6%
$15,000 - $24,999	9.4%
$25,000 - $34,999	12.5%
$35,000 - $49,999	9.7%
$50,000 - $74,999	34.2%
$75,000 - $99,999	5.7%
$100,000 - $149,999	5.7%
$150,000 - $199,999	4.2%
$200,000+	1.3%
Average Household Income	$51,186
Source: Esri forecasts for 2025 and 2030. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography.	

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Economic Base

The CRA workforce is nearly evenly split between Black (48%) and White (49%) workers. Its economy is primarily service-oriented, with 61.8% of workers employed in education, healthcare, hospitality, and other personal services. Public Administration plays a large role due to the CRA's position as the county seat, accounting for more than one in five jobs (22.1%). Retail is also a significant employer (17.7%), while manufacturing and finance, by contrast, are virtually absent, suggesting limited local opportunities in these sectors. In total, 79.% of residents work in Services and Retail.

CRA Employed Population 16+ by Industry, 2025	
Agriculture/Mining	4.1%
Construction	5.8%
Manufacturing	0.1%
Wholesale Trade	0.7%
Retail Trade	17.7%
Transportation/Utilities	1.4%
Information	0.0%
Finance/Information/Real Estate	0.0%
Services	61.8%
Public Administration	8.1%
Source: Esri forecasts for 2025 and 2030. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography.	

Of the 352 businesses within the CRA, service-oriented establishments are most prevalent (17.9%), while public administration (12.2%) and retail trade (11.7%) are also widely found. By employment, however, the economy is more dependent on government, healthcare, and education, which together provide nearly half of all jobs in the CRA.

Industry (NAISC Category)	Businesses	% of Businesses	Employees	% of Employees
Health Care & Social Assistance	36	10.2%	423	15.1%
Arts, Entertainment & Recreation	3	0.9%	18	0.6%
Accommodation & Food Services	19	5.4%	225	8.0%

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Other Services (except Public Administration)	63	17.9%	230	8.2%
Public Administration	43	12.2%	619	22.1%
Unclassified Establishments	18	5.1%	0	0.05
Total	352	100.0%	2,797	100%
Source: Esri forecasts for 2025 and 2030. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography.				

Nearly half of the CRA's workforce (46.0%) is employed in white-collar occupations, with the largest share (21.4%) in professional fields such as education, healthcare, and business services. Service occupations account for another third (33.2%), highlighting the importance of commercial corridors and pedestrian-friendly streets that support restaurants, hospitality, and personal services. Blue-collar jobs make up 21.1% of employment, led by transportation and material moving (16.0%), emphasizing the need to balance industrial and transportation uses with residential and commercial development.

CRA Employed Population 16+ by Occupation, 2025	
White Collar	46.0%
Management/Business/Financial	6.0%
Professional	21.4%
Sales	3.4%
Administrative Support	15.2%
Services	33.2%
Blue Collar	21.1%
Farming/Forestry/Fishing	0.1%
Construction/Extraction	2.3%
Installation/Maintenance/Repair	2.0%
Production	0.7%
Transportation/Material Moving	16.0%
Source: Esri forecasts for 2025 and 2030. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography.	

The CRA has seen a major shift towards higher earnings in recent years. In 2009, only about 19% of jobs paid more than $3,333/month (roughly $40k/year); by 2022, that had climbed to 43%. This suggests a diversification into higher-wage jobs and opportunities for a stronger middle class, though nearly 18% of workers still earn below $1,250/month (roughly $15k/year), highlighting persistent pockets of economic vulnerability.

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Land Use

The 655-acre Lake City CRA encompasses a mix of land uses, with residential development occupying the largest share of acreage. Medium-density residential (RSF-3 and RO) dominates the CRA, totaling approximately 331.2 acres, while low-density residential (RSF-1) covers about 54 acres. Multifamily high density residential lands represent 8.6 acres. Commercial land accounts for approximately 119.5 acres while industrial uses comprise approximately 60 acres. Overall, the CRA reflects a predominantly residential character with concentrated commercial corridors, modest office and institutional presence, and industrial activity.

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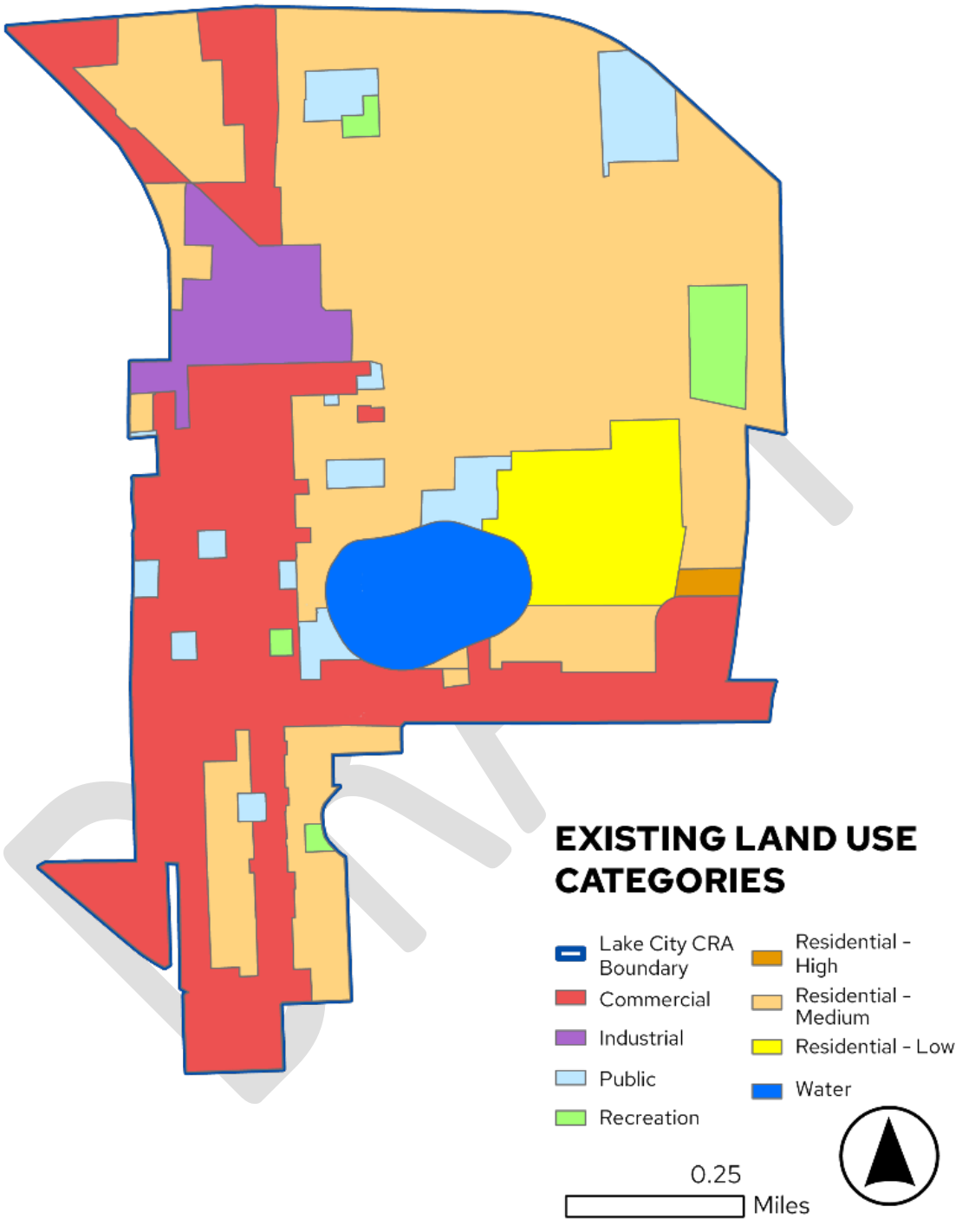


Figure 2: Existing Land Use Categories

Zoning within the Lake City CRA reflects the area's predominatly residential character while supporting commercial, industrial, and water-related uses. Residential zoning covers roughly 60% of all land in the CRA; of this, Residential (Conventional) Single-Family (RSF-3 and RSF-1) makes up the majority (81.7%), followed by Residential Office (16.6%), and Residential Multiple Family (RMF-3, RMF-2, and RMF-1) at 1.7%. Commercial zoning, encompassing all districts, accounts for 31%, while Industrial and Water each represent about 5% of total CRA acreage.

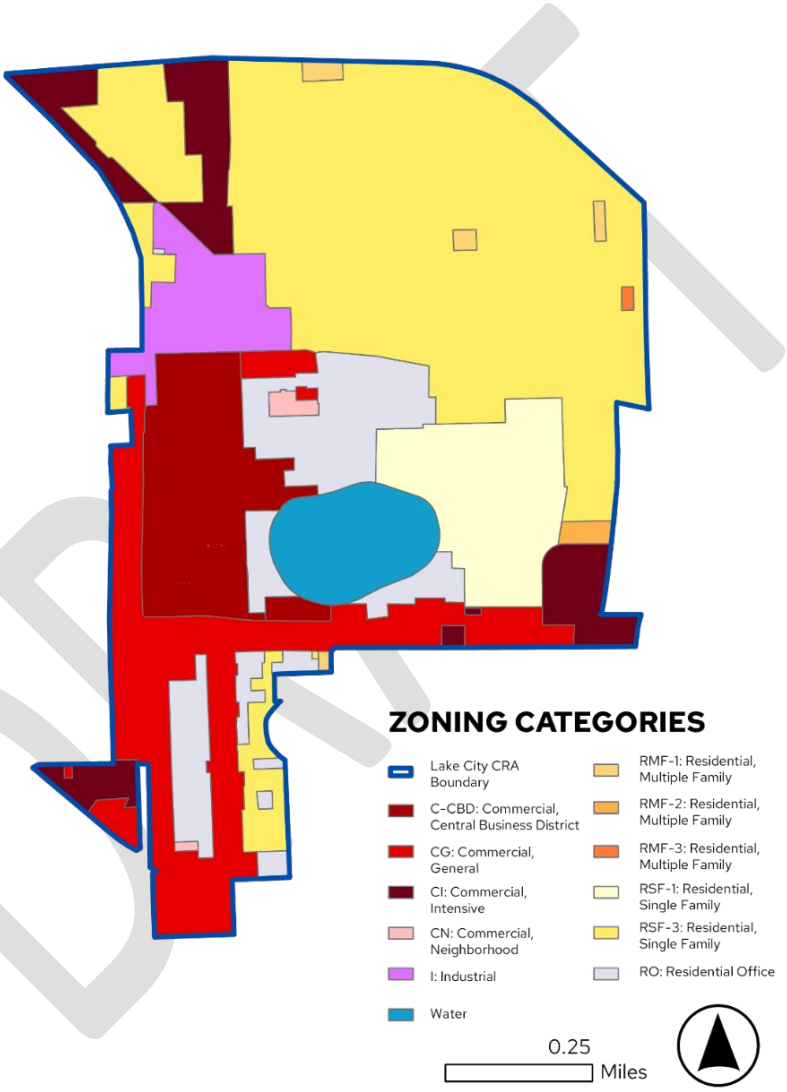


Figure 3: Zoning categories

Within the 655-acre CRA, vacant and undeveloped land is distributed across several categories. Vacant residential parcels total 75.4 acres, representing roughly 11.5% of all CRA land. Vacant commercial parcels account for 16 acres (2.4%) and are primarily located along the main corridors. Vacant institutional parcels cover 1.7 acres while vacant industrial parcels comprise 0.2 acres. Additionally, 5.3 acres are classified as

wetlands (swamp) and are largely undevelopable, with only approximately 0.82 acres located to the flood prone area east of Lake De Soto considered potentially developable.

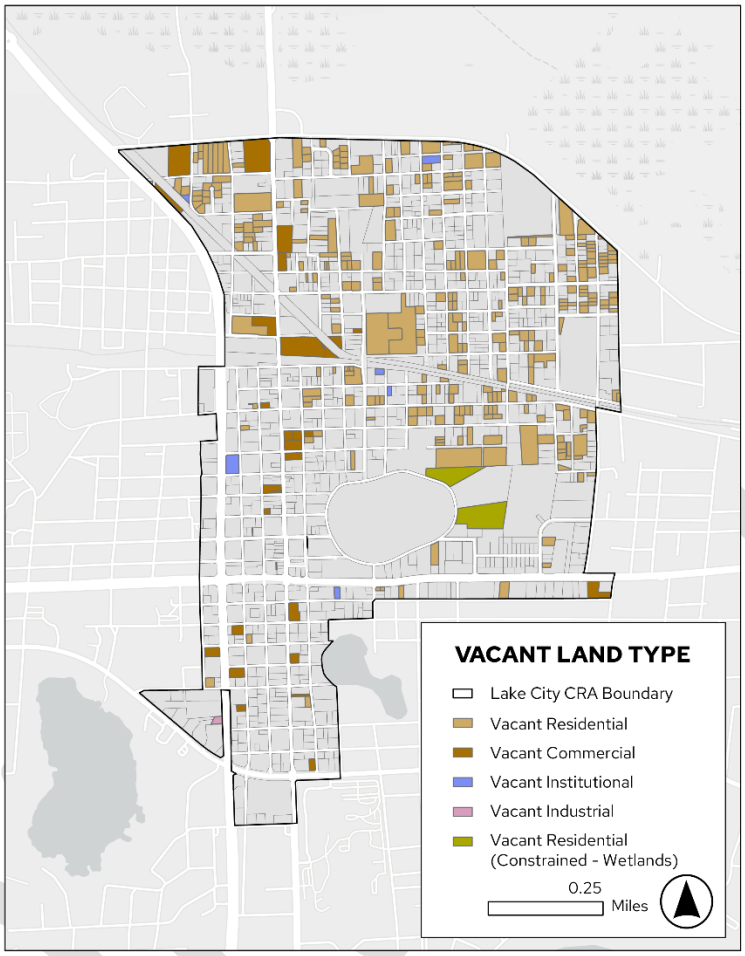


Figure 4: Vacant Land Types

Housing

The CRA has approximately 662 housing units with 42.4% being owner-occupied, 39.7% being renter-occupied, and 17.8% being vacant. The median home value within the CRA is $111,384, roughly half the citywide median of $216,619. With a median construction year of 1970, the average home in the CRA is over 50 years old; only about 6% of homes were built after 2000, and virtually none have been built since 2020. A large share (about 50%) of housing was built between 1940 and 1979, as older homes dominate the area. This suggests a need for rehabilitation programs, potential infill opportunities, and strategies to balance historic preservation with modern housing needs.

CRA Housing Units by Year Structure Built, 2025	
Built 2020 or later	0.1%
Built 2010 to 2019	5.8%

Built 2000 to 2009	7.3%
Built 1990 to 1999	13.9%
Built 1980 to 1989	2.7%
Built 1970 to 1979	20.6%
Built 1960 to 1969	7.2%
Built 1950 to 1959	16.3%
Built 1940 to 1949	12.2%
Built 1939 or earlier	13.8%
Data.Source¿ACS.867❺_8689	

The CRA is largely a low-density area with 72% of housing units being single-family detached homes. Mobile homes make up 20.6% of the CRA's housing stock, which is five times the citywide rate. With only 6.1% of housing in 2–9 unit buildings and just 0.3% in buildings with 10 or more units, the CRA's housing stock shows limited diversity and a constrained supply of affordable rental options. Opportunities to diversify housing in the CRA may support attainable housing, smaller households, and workforce housing needs.

CRA Housing Units by Units in Structure, 2025	
1, detached	72.7%
1, attached	0.4%
2 to 9	6.1%
10 or more	0.3%
Mobile home	20.6%
Boat, RV, Van, etc.	0.0%
Data.Source¿ACS.867❺_8689	

Residential zoning within the CRA is primarily divided into Residential Single-Family and Residential Single-Family districts. The City's Land Development Code (LDC) establishes minimum lot area requirements for each dwelling type, which determines the potential maximum dwelling units per acre (DU/A). RSF districts accommodate low- to medium-density single family residential development, while RMF districts are designed for medium- to high-density multifamily development.

Density Standards by Zoning District		
District	**Minimum Lot Area per Dwelling Unit (sq ft)**	**Potential Maximum DU/A**
RSF-1	20,000	2 DU/A
RSF-2	10,000	4 DU/A
RSF-3	6,000	8 DU/A

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RMF-1	5,445	8 DU/A
RMF-2	2,178	20 DU/A

RSF-3 is the most common single-family zoning district, primarily concentrated to the area north of the Florida Gulf & Atlantic Railroad tracks, while RSF-1 is clustered to the east of Lake De Soto. A multi-family project in RMF-3 will be introduced to the CRA in early 2026 with the expected completion of Sweetwater Apartments Phase II, a 48-unit affordable multifamily community on 6.78 acres, located at 643 NE Davis Ave.

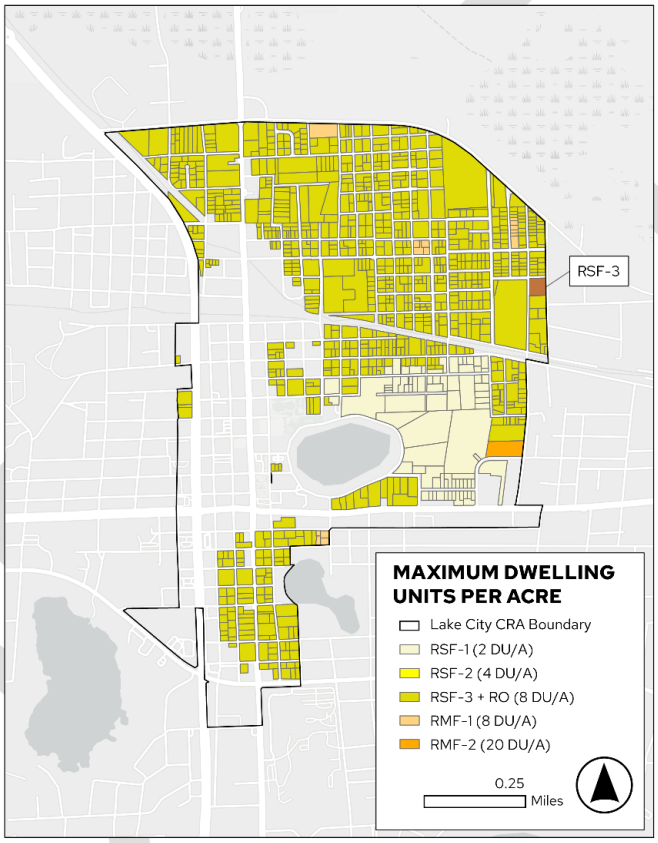


Figure 5: Maximum Dwelling Units per Acre

Market Conditions

Office

Since the outset of the COVID-19 pandemic, the office market in Lake City has been characterized by very low vacancy, rent volatility, and no new projects . Vacancy remained very low overall, peaking at 2.9% in 2022 but staying under 2% in all other years. Rents rose sharply from $11.46/SF in 2021 to a high of $19.38/SF in 2023 before softening to $13.47/SF in 2025. As of 2025, the market consists of 110 properties totaling 523,731 SF with a 1.6% vacancy rate and no projects in the pipeline. With an average year built of 1941 and more than 60% of square footage constructed before 1950, the office inventory is dated. The reliance on aging stock, combined with limited development activity, suggests that performance trends are being driven by demand shifts within a static and older inventory base.

Three buildings in the CRA have vacancies as of 2025; 121 SE Hernando Ave. (an office/residential property built in 2007) is only 2.4% leased, 182 NE Justice St. (built in 1945) is 54.1% leased, and the medical building at 164 NW Madison St. (built in 1966) is 82.5% leased.

Retail

The retail market in the Lake City CRA has remained stable but shows signs of softening demand. Vacancy has been consistently low, rising from 0.2% in 2023 to 1.9% in 2025, while rents have held flat at $10.00/SF since 2024. No new deliveries or pipeline projects are planned, leaving the inventory unchanged at 699,983 SF across 139 properties. The stock is older on average, with an average year built of 1953 and more than one-third of space constructed before 1950, though modest additions occurred in the 2000s and 2010s. Overall the retail market is defined by its aging supply, flat rents, and limited new development activity, with recent negative absorption hinting at shifting tenant demand.

One storefront retail and office property, 131 W Duval St. (built in 1989) has 100% vacancy with 6500 total available square feet.

Industrial/Flex

The industrial/flex market in the CRA is small but relatively stable. As of 2025, it comprises 28 properties totaling 244,760 SF, with no new deliveries or projects in the pipeline. Vacancy data is limited, but trends show low to moderate vacancy, ranging from 2.3% to 2.5% over the past five years. The inventory is older, with an average year built of 1955 and nearly 30% constructed before 1950, while little space has been added since the 1980s. The market's stability is supported by a small, existing stock and the absence of new speculative development, though the aging buildings may limit suitability for modern industrial or flex uses.

All industrial/flex properties are leased at 100% as of 2025.

Multifamily

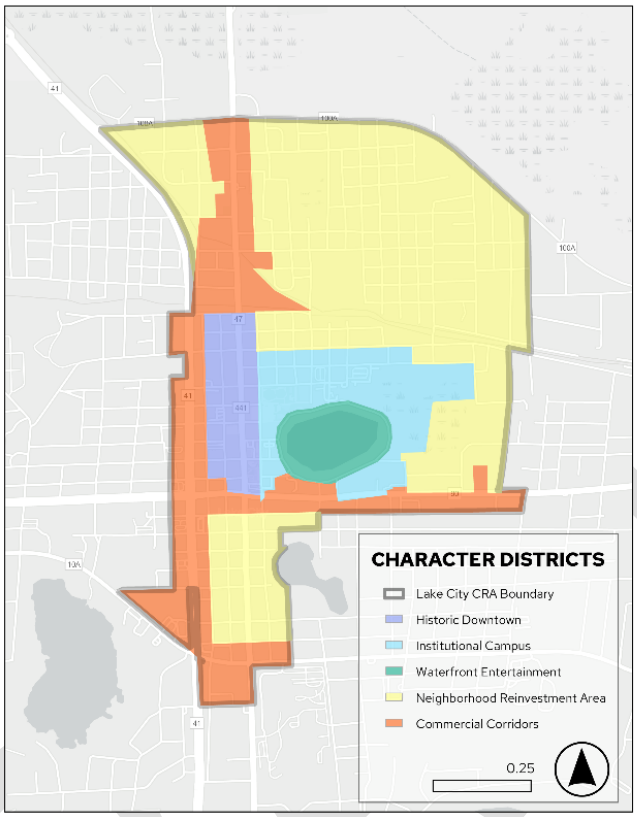
The multifamily market in the CRA is small and stable. As of 2025, it consists of just 4 properties with 28 units, all of which were built before 1950, giving the market an average building age of 1939. Vacancy has held steady at 3.6% over the past five years, reflecting consistently high occupancy, while rents have gradually increased from $615/unit to 2021 to $675/unit in 2025. No new multifamily units have been added recently and there are no projects in the pipeline.

One property at 200-230 N Marion Ave. has a total available space of 1,478 sf.

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Figure 6: Character Districts

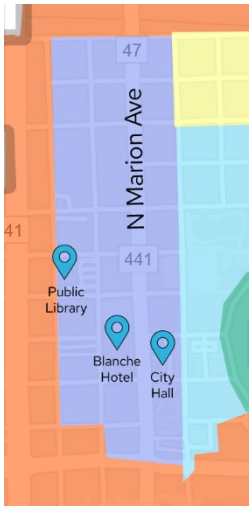
Institutional & Cultural Assets



Character Districts identified in the 2011 CRA Plan Update include the Historic Downtown District, Institutional Campus, Waterfront Entertainment District, Neighborhood Reinvestment Areas, and Commercial Corridors. Each Character District reflects distinct physical, cultural, and economic attributes that guide targeted redevelopment. Understanding the assets and challenges of each district provides a foundation for strategic improvements, community engagement, and investment that strengthen Lake City's identity and vitality.

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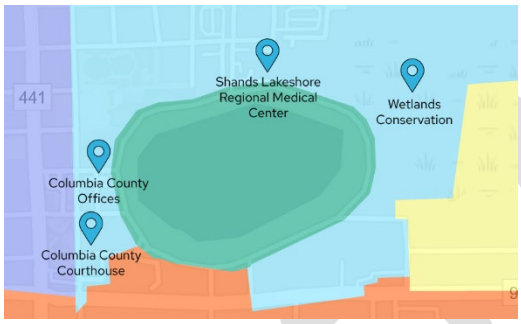
Historic Downtown



Within the Historic Downtown, the Blanche Hotel, the Columbia County Public Library and City Hall stand as key community assets. Marion Avenue serves as the historic commercial and activity center, anchored by the City's most significant institutions. The district, generally bounded by Alachua Avenue, Hernando Avenue, Railroad Street, and Duval Street, contains a mix of older commercial buildings, institutional uses, scattered offices, and underutilized surface parking lots.

Cultural activities, public art, festivals, and amenities such as museums and artist lofts are recognized in the 2011 CRA Plan as essential to supporting economic vitality and strengthening the downtown's role as a center for community engagement and commerce. Olustee Park, just south of City Hall, hosts the Growers and Makers Market, held every 2nd and 4th Saturday and a regular event that supports small-scale, sustainable, and local businesses, as well as Food Truck Wednesdays and the annual Christmas in Columbia Holiday Market in December.

Institutional Campus



The Shands Lakeshore Regional Medical remains a key institutional and potential economic anchor in Downtown Lake City; however, declining patient volume and financial challenges resulted in the hospital's closure in August 2020. HCA Florida Lake City Hospital, located west of the CRA at the intersection of I-75 and US Highway 90, now serves as the City's primary healthcare center.

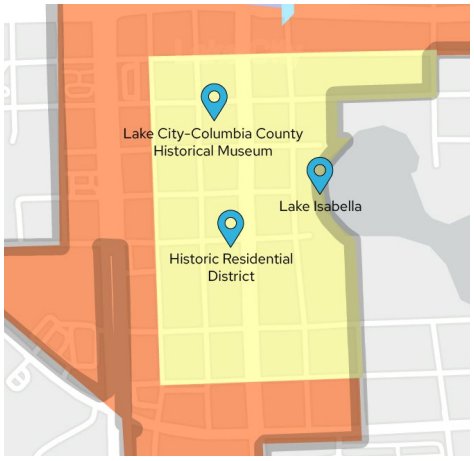
Waterfront Entertainment



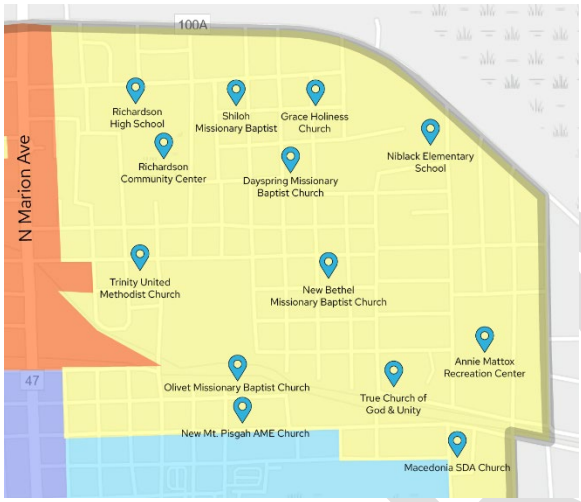
The Waterfront Entertainment district anchored by Lake De Soto remains a distinct yet underutilized asset, flanked by an administrative center on the west and wetlands on the east. Wilson Park holds festivals such as the Spring Market and Multicultural Fiesta, featuring local vendors, music, and arts, the Downtown BBQ Showdown in April, and the Evening Farmers Market in October. Lake De Soto serves the community as a gathering space for leisure and exercise.

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Neighborhood Reinvestment



The historic neighborhood west of Lake Isabella, as outlined in the 2011 Plan, contains valuable assets with low density development, limited housing diversity, and poor pedestrian connectivity. Anchored by Lake Isabella and the Lake City-Columbia County Historical Museum, the historic residential district can be bolstered with mixed-use and market-rate residential development, affordable housing programs, and historic and environmental preservation efforts.



In the residential areas north of Lake De Soto, churches represent a significant land use within the CRA. Churches not only provide places of worship; they represent important spaces for community gathering, social programs, and economic support. Two recreation centers are found in the northern region of the CRA, as well as an elementary school and high school. Planning for community and connectivity is essential in the Neighborhood Reinvestment character district.

Commercial Corridors

Downtown Lake City is anchored by two primary commercial corridors: Duval Street (SR 90) and Main Boulevard (US 41). These corridors, which serve as key gateways to downtown, are predominantly characterized by older suburban-style strip commercial and light industrial uses. High traffic volumes along these corridors directly influence the investment image of the redevelopment area. Existing land uses include retail, automotive services, offices, and light industrial operations, though multiple driveway access points and narrow turn lanes hinder pedestrian connectivity between the downtown core and adjacent residential areas.

Roadways

There are several roadways within the CRA that are owned and managed by entities other than the City. N. Marion Avenue is a federal highway maintained by FDOT that runs north-south through the CRA and serves a primary corridor for regional traffic. E. Duval Street and W. Duval Street are additional federal routes within the CRA that provide east-west connectivity. Baya Drive is a state road controlled by FDOT that passes along the eastern edge of the CRA. Combined, federal and state roadways account for approximately 8% of the street network, while the majority of roadways (over 85%) are city-owned local streets. Most of the streets within the CRA (97%) are paved, two-way local roads with a speed limit of 45 mph, forming a grid that supports connectivity to residential and commercial properties.

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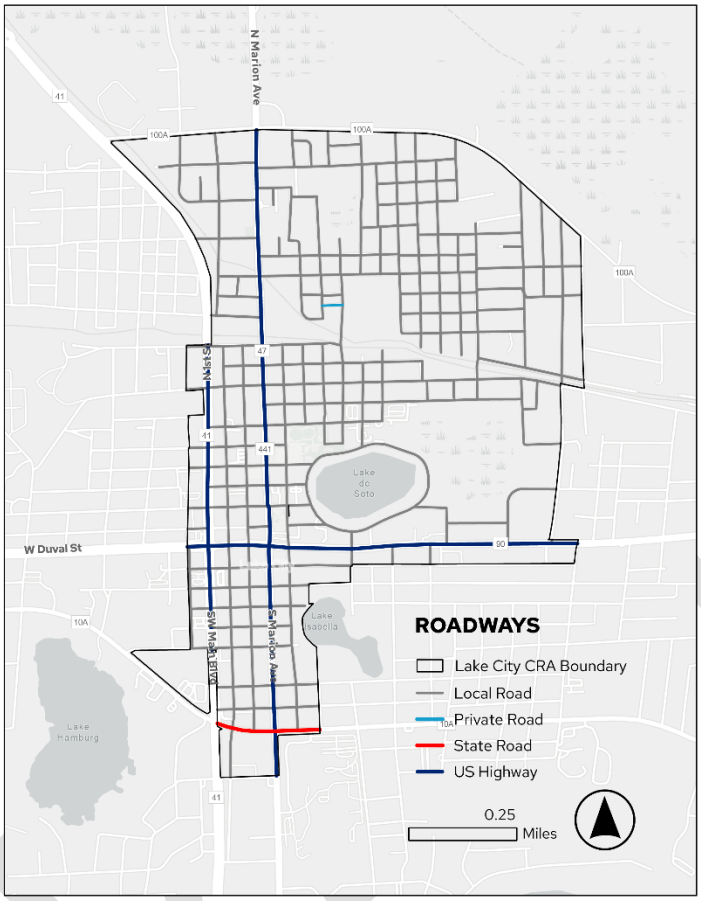


Figure 7: Roadways

Environment

The CRA contains Lake De Soto and several smaller water bodies. Portions of the CRA, particularly around Lake De Soto, fall within FEMA-designated 100-year flood zones (Zone AE), which may influence redevelopment opportunities, infrastructure planning, and stormwater management strategies.

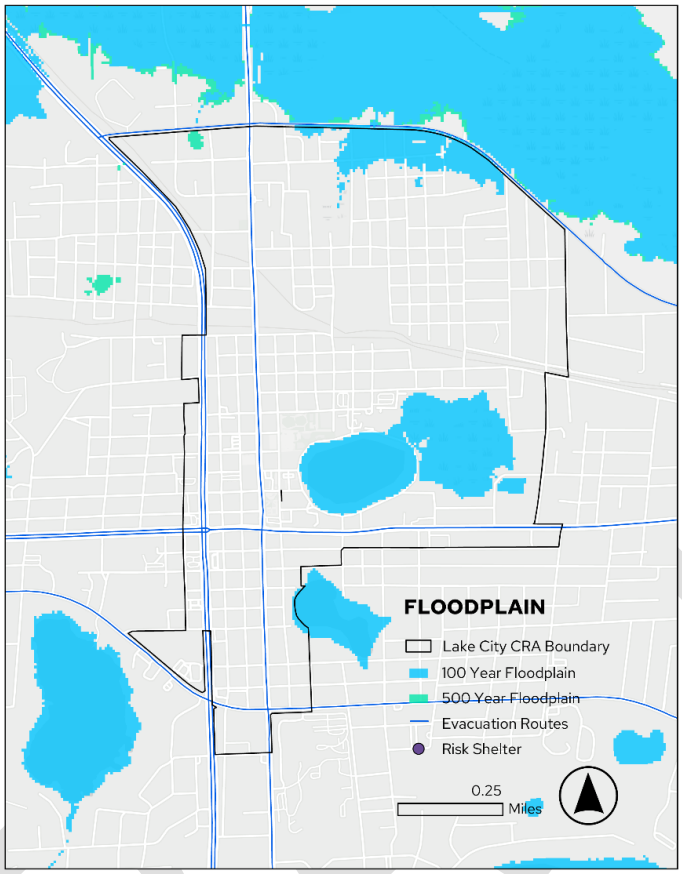


Figure 8: Floodplain

Additionally, recreational space within the CRA is limited, totaling approximately 11.5 acres. Existing parks in the northern region of the CRA are Richardson Community Center, which hosts summer camps, basketball, pickleball, cornhole, and a conference area, and Annie Mattox Recreation Center, offering football fields and a playground. Both lakes offer recreation opportunities, while Olustee Park hosts many of the City's signature events downtown. Limited park acreage offers opportunities for park enhancements and further open space amenities.

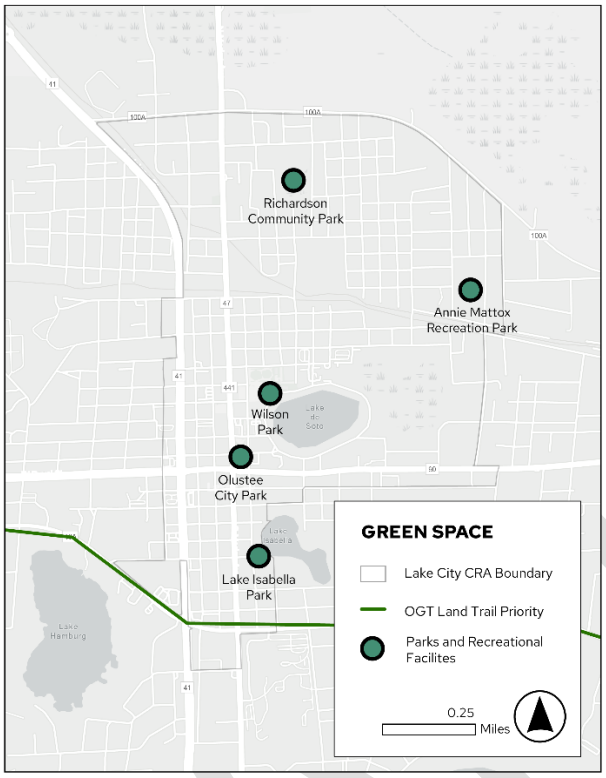


Figure 9: Green Space

Utilities

The Downtown Lake City CRA area is served by existing utility infrastructure, including electricity, water, wastewater, and stormwater systems. Within the district, there is one electric substation supporting local distribution. Additional utility services are provided by the City's municipal systems and regional providers, ensuring capacity to support future redevelopment and growth..

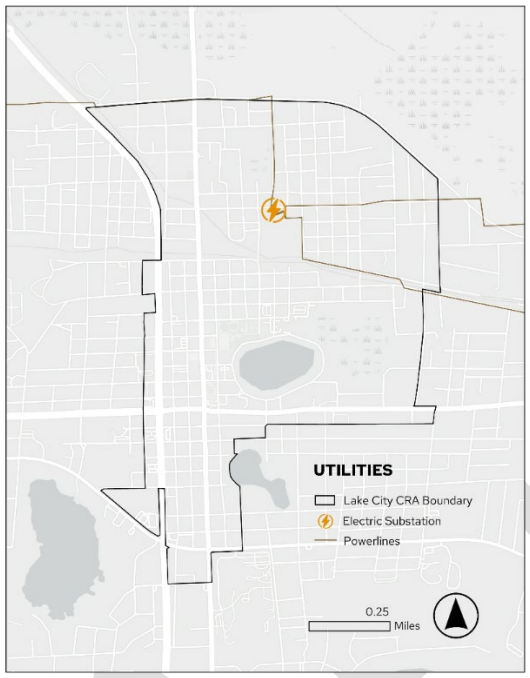


Figure 10: Utilities

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Gap Analysis

The following Gap Analysis analyzes key development improvements outlined in the Plan and audits their progress as of September 2025.

Historic Downtown			
Project	**Action Strategy**	**Status**	**Description**
Blanche Hotel	Blanche Hotel Adaptive Reuse: Educational Institutions/Training Institute/Boutique Hotel Prepare a grant stacking strategy to secure finances for preservation and redevelopment of the Blanche Hotel	Complete	The Blanche Hotel currently exists as a mixed-use development that includes 26 long-term apartments, 15 short-term apartments, 13 retail spaces, co-working and event space. Developer Rhett Holmes led redevelopment while the City of Lake City contributed $1M cash, waiving $60k in fees, and committed $425k/year for 10 years to cover rent on unrented commercial space. The project relied heavily on the New Market Tax Credit (NMTC) program, generating ~$5.97M in tax credits for the developer. Aggregate financing totaled $15.3M. City Council passed resolution to enter into a developer agreement in 2017; additional rebates of ~$275k provided by Jan 2020; a grand opening was held after extensive construction and negotiations.

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			Update: commercial spaces rented? Any concerns of commercial activation? Any incentives guaranteed private commercial leasing?
Cultural Corridor	Work with local artists and entrepreneurs to organize special events and to initiate discussions about the long-term goal to create a Cultural/Arts Corridor	In progress	The City hosts a Growers and Makers Market in Olustee Park every second and fourth Saturday of the month, while the Food Truck Rally brings food trucks and popups to downtown every 2nd Friday of each month. The Downtown Arts Stroll, a free self-guided walking tour on Marion Ave through downtown, will have its third annual event in December 2025.
Institutional Campus			
Shands Lake Shore Expansion / Nursing School	Continue discussions with the Shands Lake Shore Hospital and Florida Gateway College to create a Medical Campus which includes a nursing school, professional offices, and student/employee housing	Incomplete	The Shands Lake Shore Regional Medical Center permanently closed in August 2020. Meanwhile, in April 2025, HCA Florida Lake City Hospital unveiled a $103 million expansion.
Satellite Campus	Work with Florida Gateway College and UF Gainesville to open satellite campuses with specialized programs such as nursing, arts and vocational training in downtown	Unknown	No new satellite campuses have been identified within the CRA.
Business Incubator	Partner with the Chamber of Commerce	In progress	FGC President Larry Barrett has proposed

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	to develop an active recruitment plan targeting health care related businesses and facilities		relocating FGC's health science programs—including nursing, health information technology, and physical therapist assistant programs—to the vacated Shands at Lake Shore Hospital. In Feb. 2025, Lake Share Hospital Authority Board members approved a plan to donate the Women's Health Center to Florida Gateway College, and the administration building to Columbia County Court Services. Source: Lake City Reporter
Franklin Street Improvements	Work with the hospital to pursue streetscape improvements along Franklin Street as part of the ongoing traffic improvements. Prohibit vehicular access to the hospital from Lake Desoto Circle in order to create a pedestrian-only zone along the lakefront.	Unknown	No improvements to Franklin Street were identified.
Waterfront Entertainment			
Lake De Soto Waterfront Improvements	Undertake a detailed design master plan for the waterfront improvements. Seek additional funding and grants for the proposed waterfront parks and trail system. Create an organized public programs campaign for the waterfront district such as weekly	In progress	The Veterans Plaza Pedestrian Park was completed in 2020, while irrigation and an outdoor speaker system were completed in Wilson Park in 2021. An annual Spring Market/Multicultural Festival takes place at Darby Pavilion/Wilson Park and Olustee Park,

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	community events, attracting an annual major boat show, and other cultural events.		hosted by the City. In addition, a Movie at the Darby Pavilion in Wilson Park event occurs on the 2nd Friday of each month. Lighted floating Christmas trees provide holiday entertainment on the lake each holiday season.
Lake De Soto Trail	Develop a dedicated pedestrian zone along the lakefront with limited access provided to the residential properties from Vickers Terrace, Park Lane and Laguna Drive.	Incomplete	No new pedestrian zone along the lakefront has been identified within the CRA.
Neighborhood Reinvestment			
Washington Street Pedestrian Corridor Improvements Neighborhood Reinvestment Area	Institute a neighborhood street improvement program along Washington Street.	Unknown	Street improvements along Washington Street remain unknown.
Residential Façade Improvement Program	Establish a Residential Facade Improvement Program.	Unknown	A residential façade improvement program remains unknown.
Create a Neighborhood Association	Consider creating a neighborhood association to solicit comment on a regular basis from area residents.	Unknown	While HOAs exist within the CRA, a CRA neighborhood association does not yet exist.
Neighborhood Walking Tour	Develop a neighborhood walking tour of historic buildings.	Unknown	No neighborhood walking tour was identified within the CRA.
Housing Project Collaboration	Collaborate with Hospital Authority, Florida Gateway College and nonprofit	In Progress	Lake City Housing Authority Proposal: The city is in the process of establishing a housing

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	organizations such as Habitat for Humanity to assemble land and introduce housing projects, vocational technology training center/business resource center/ job training center.		authority that would oversee the development of residential projects on 12 properties currently owned by the LSHA. Proposed developments include container homes, apartment buildings, and senior living facilities. The initiative aims to address housing needs and stimulate economic growth in the downtown area. FGC has expressed interest in utilizing these properties for educational purposes. Discussions are ongoing regarding the potential use of the former Women's Health Center building for a downtown campus. Source: WCJB
Commercial Corridors			
Gateway Improvements	Construct gateways at primary entryways into the CRA- Main Boulevard and CR 100A	Unknown	No gateway improvements were identified within the CRA.
Traffic Calming	Introduce traffic calming measures to provide safer access for pedestrians.	Unknown	No new traffic calming measures were identified within the CRA.
Old City Hall Market Analysis	Engage a market study to determine the highest and best use of the old City Hall site as a public-private venture.	Unknown	No updates to the old City Hall site were identified.

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